



# Old Ranch Storage Filing No 1 Development Plan Appeal

CITY COUNCIL

October 28, 2025





# Old Ranch Storage Facility

## QUICK FACTS

### Location:

Northeast intersection of Rhinestone Drive and Old Ranch Road

### Zoning and Overlays

Current: MX-M/AF-O (Mixed-Use Medium Scale with United States Air Force Academy Overlay)

-Previously zoned PBC (Planned Business Center)

### Site Area

4.70 Acres

### Proposed Land Use

Mini-warehouse (Storage Facility)

### Applicable Code

Previous Chapter 7 of City Code

### Council District

#2

## APPLICATIONS

Appeal of Planning Commission decision

## VICINITY MAP



# Old Ranch Storage Appeal

## PROJECT SUMMARY

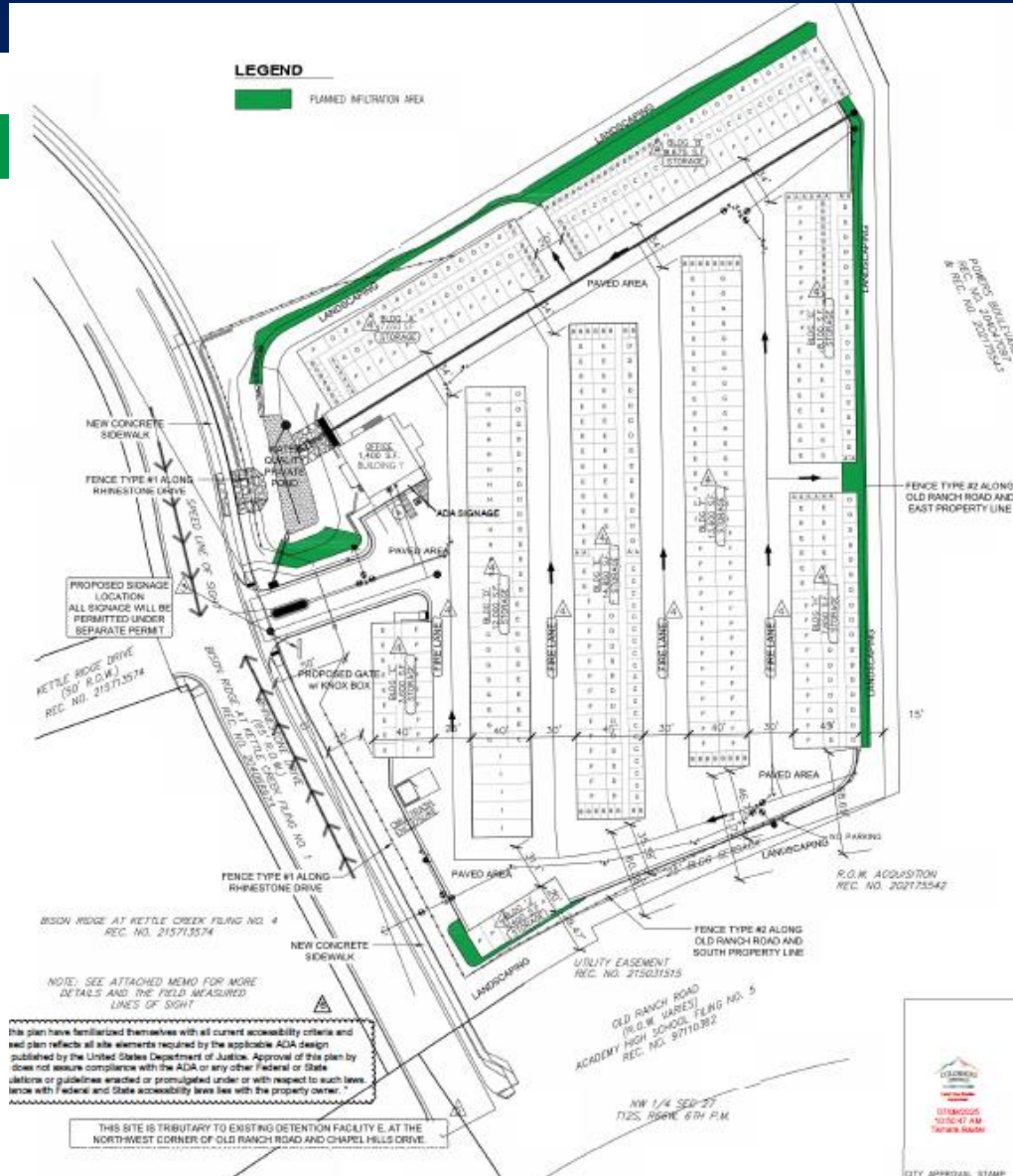
File #(s):

APPL-25-0007

Project Proposal:

- Appeal of the City Planning Commission decision to deny the appeal approving the development plan
- Administrative approval of the Old Ranch Storage Filing No. 1 Development Plan was issued by staff on July 9, 2025, which granted approval of a new mini-warehouse facility
  - One story, on-site office
  - Nine (9), 1 story storage buildings
  - Gated access onto Rhinestone Drive

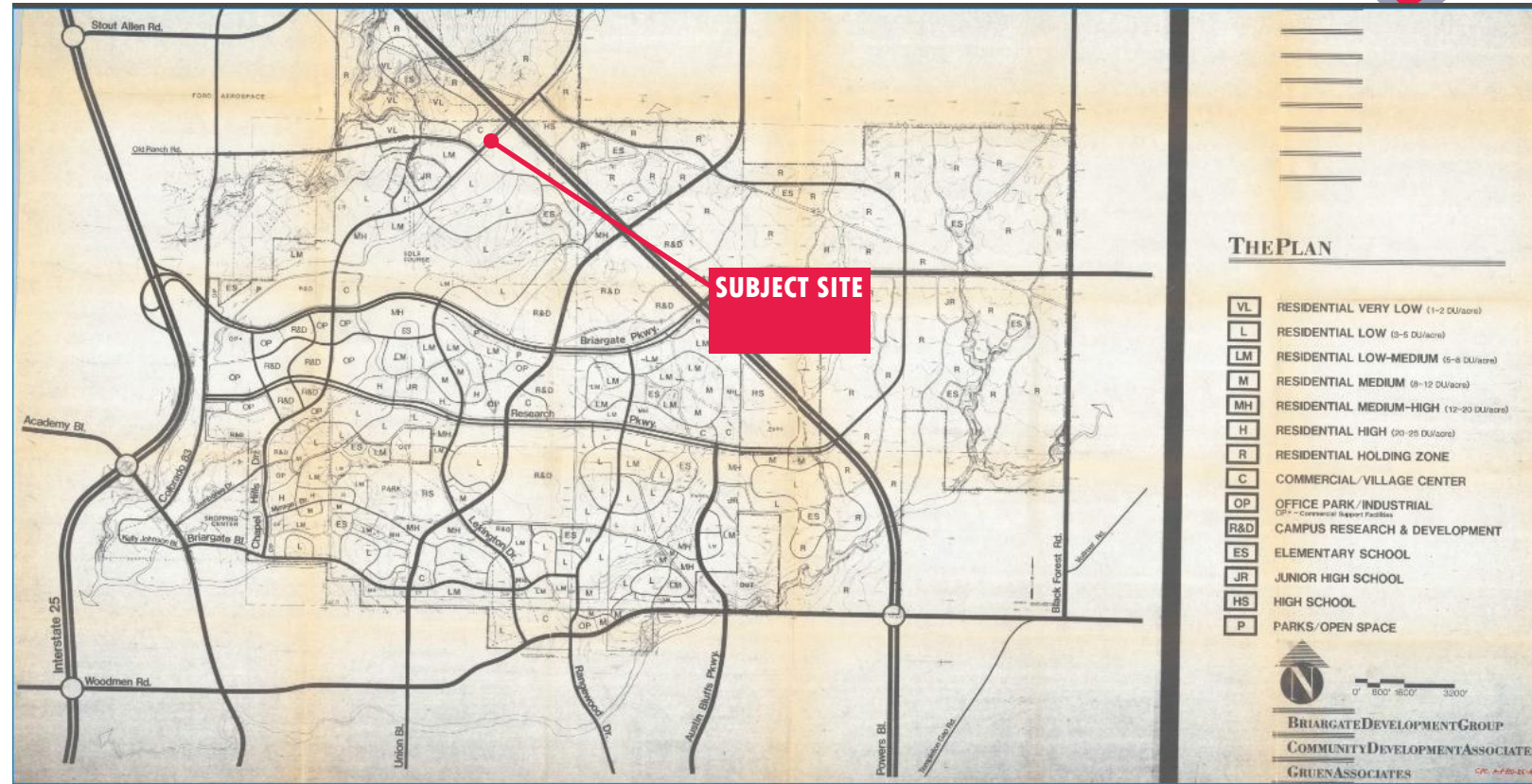
## SITE PLAN





# Briargate Master Plan - 1980

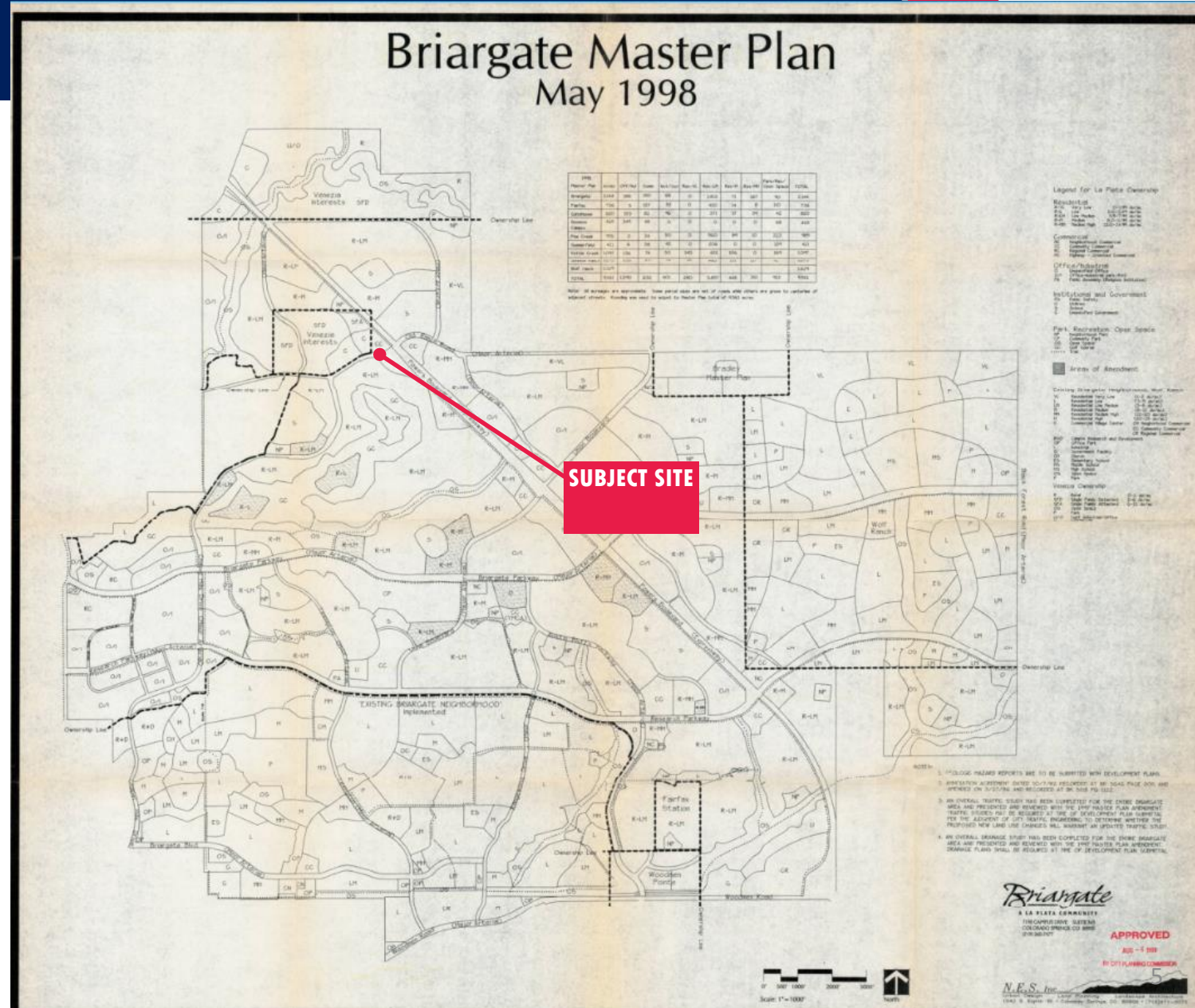
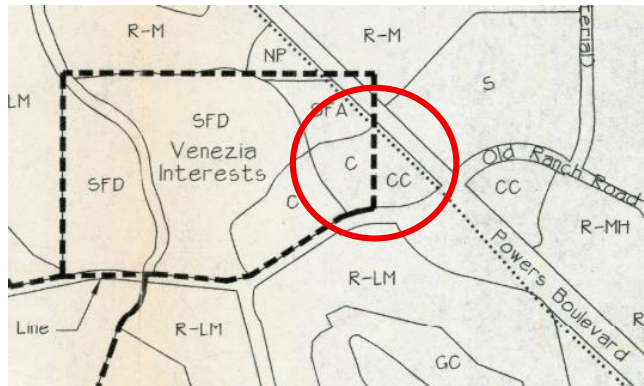
- ✓ Briargate Master Plan was approved in 1980
- ✓ The subject property was identified as “Commercial – Village Center” or “C”





# Briargate Master Plan - 1998

- ✓ In subsequent Master Plans, the “Commercial – Village Center” (C) was further broken out to include:
  - ✓ CN – Neighborhood Commercial
  - ✓ CC – Community Commercial (subject site)
  - ✓ CR – Regional Commercial





# History of City Approvals - 2003

- ✓ Bison Ridge At Kettle Creek Concept Plan (guiding document to rezone) was approved by City Council November 2003, but stamped by January 4, 2004
- ✓ Subject property and property west of Rhinestone Drive identified a future “commercial” land use type (16.75 acres).
- ✓ Per Ordinance 03-196, 16.75 acres (which included subject property) of 19.704 acres was rezoned to PBC (Planned Business Center)
  - ✓ PBC zone district allowed for ‘Mini-warehouse’ as a permitted commercial use.

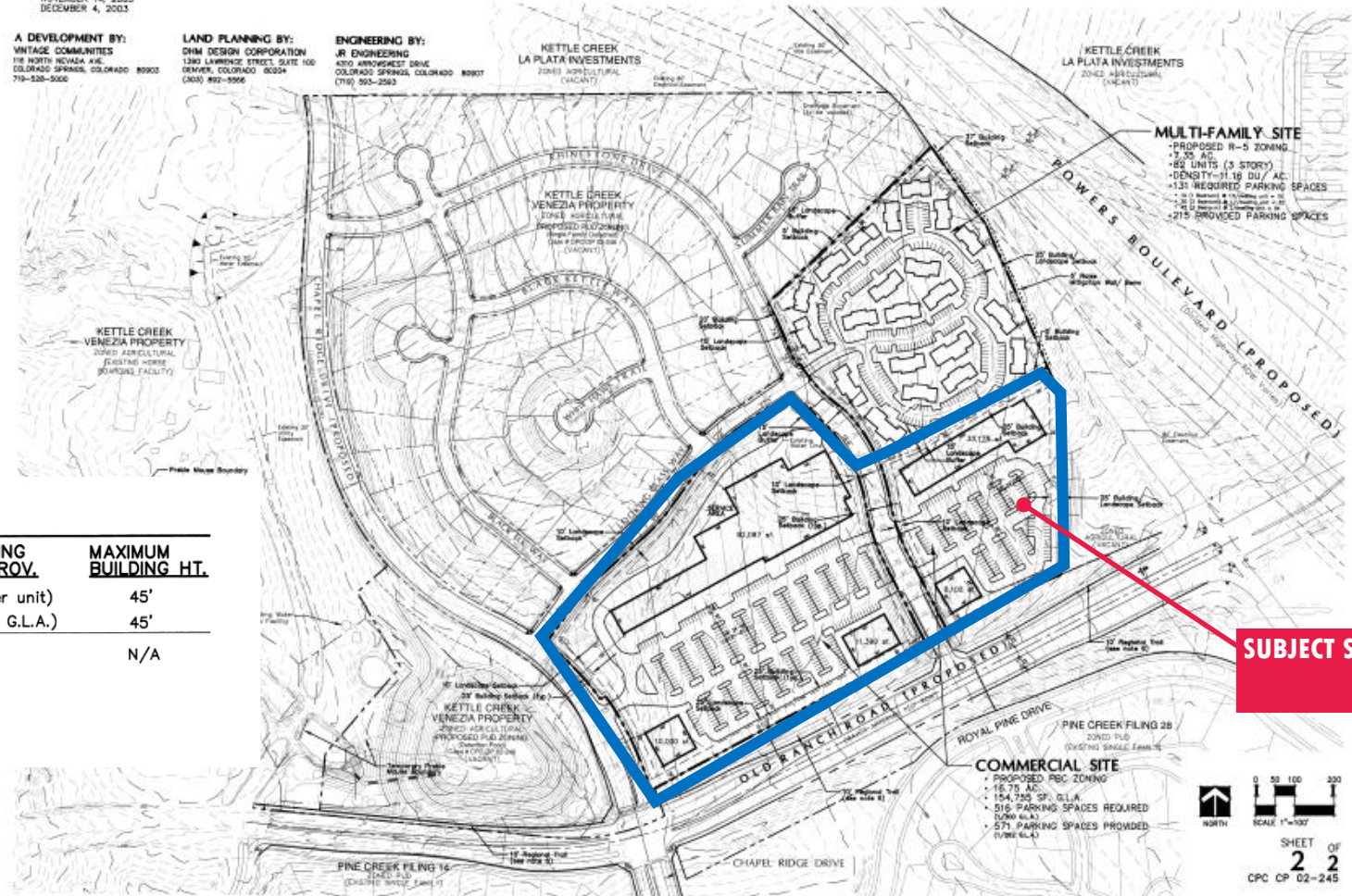
## BISON RIDGE AT KETTLE CREEK CONCEPT PLAN

CITY OF COLORADO SPRINGS  
DATE: OCTOBER 17, 2002  
REV: JUNE 20, 2003  
AUGUST 29, 2003  
NOVEMBER 14, 2003  
DECEMBER 4, 2003

A DEVELOPMENT BY:  
VINTAGE COMMUNITIES  
118 NORTH NOVA AVE.  
COLORADO SPRINGS, COLORADO 80903  
719-528-5000

LAND PLANNING BY:  
DHM DESIGN CORPORATION  
1340 LAWRENCE STREET, SUITE 100  
DENVER, COLORADO 80204  
(303) 992-9996

ENGINEERING BY:  
JR ENGINEERING  
4510 ARROWHEAD DRIVE  
COLORADO SPRINGS, COLORADO 80907  
(719) 593-2563



### LAND-USE SUMMARY

| LAND USE           | ACREAGE   | NO. OF UNITS/G.L.A.     | NO. PARKING SPACES REQ. | NO. PARKING SPACES PROV. | MAXIMUM BUILDING HT. |
|--------------------|-----------|-------------------------|-------------------------|--------------------------|----------------------|
| MULTI-FAMILY (R-5) | 7.35 Ac.  | 82 UNITS                | 131*                    | 215 (2.6 per unit)       | 45'                  |
| COMMERCIAL (PBC)   | 16.75 Ac. | 149,430 G.L.A.          | 499 (1/300 G.L.A.)      | 571 (1/262 G.L.A.)       | 45'                  |
| TOTAL              | 24.10 Ac. | 82 UNITS/149,430 G.L.A. | 622-663                 | 786                      | N/A                  |

\* Required parking based upon the following criteria:  
 10-1 Bedroom Units @ 1.5/ D.U.=15 spaces  
 30-2 Bedroom Units @ 1.7/ D.U.=32 spaces  
 42-3 Bedroom Units @ 2.0/ D.U.=84 spaces

SUBJECT SITE





COLORADO  
SPRINGS  
OLYMPIC CITY USA

- SHEET 2 OF 2  
CPC CP 02-245



# History of City Approvals - 2003

- ✓ 41.98 acres north of the commercial was identified on the Bison Ridge at Kettle Creek Concept Plan a “Proposed PUD Zoning” for single family detached.
- ✓ Per Ordinance 03-194, property was rezoned to PUD (Planned Unit Development: Single-Family Residential Detached, 1.95 du/ac, 30-foot maximum building height)
- ✓ Bison Ridge at Kettle Creek (Filing 1 and 2) - 94 lots

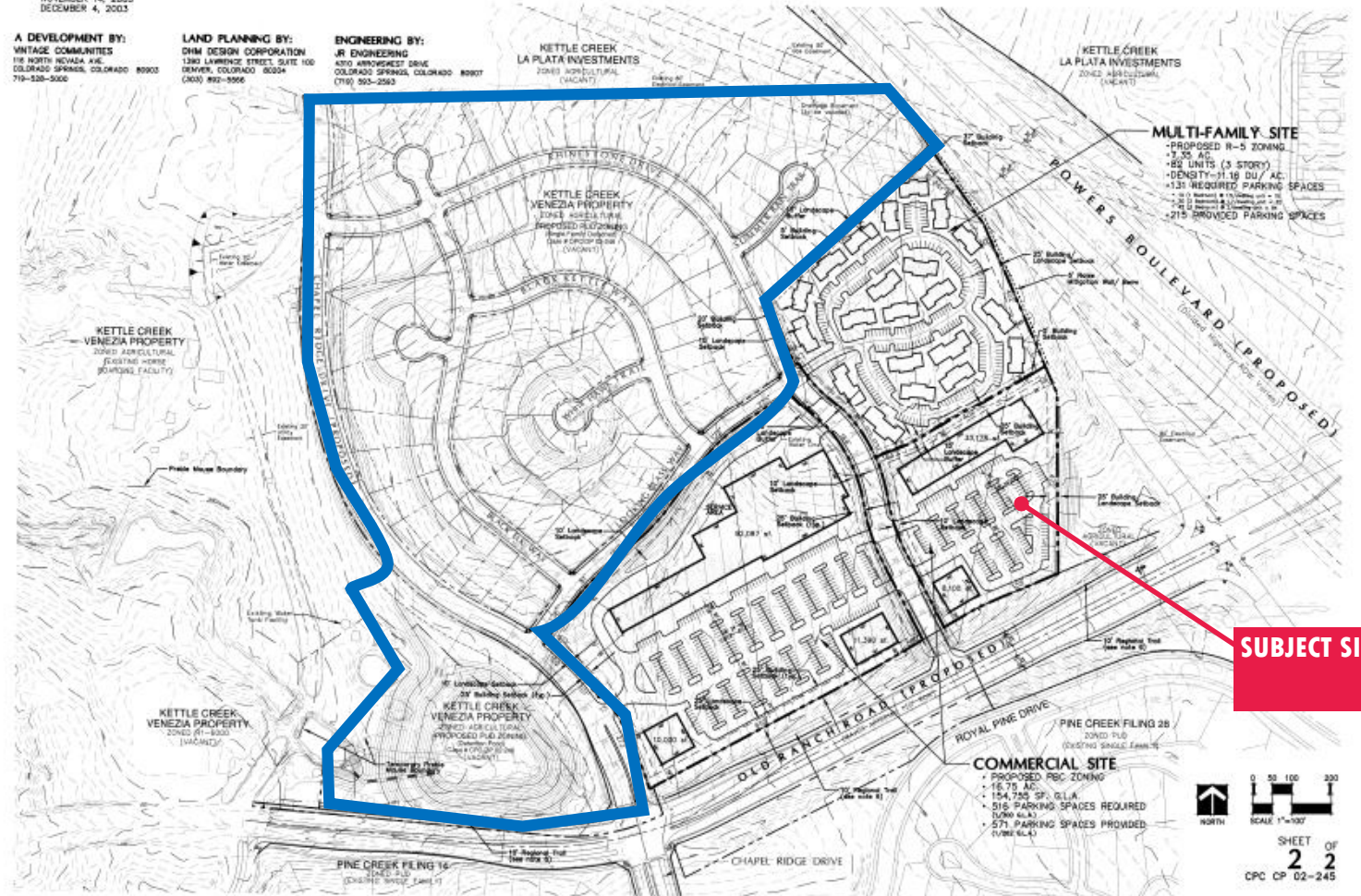
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- ## SUBJECT SITE



# UDC Adoption / Zone Districts Update - 2023

- ✓ Unified Development Code (UDC) was adopted in February 2023; became effective June 5, 2023 (Ordinance 23-03)
- ✓ Update of the former zone districts under Chapter 7 to reflect the zone districts approved with the UDC was adopted April 2023 (Ordinance 23-18).
  - ✓ PBC (Planned Business Center) became MX-M (Mixed-Use Medium).
  - ✓ PUD (Planned Unit Development) became PDZ (Planned Development Zone District)
  - ✓ R-5 (Multi Family Residential) become R-5 (Multi-Family High)
- ✓ PBC (Planned Business Center) under Chapter 7 – *“This zone district accommodates general commercial uses that are of moderate intensity. The emphasis of the zone is placed on individual sites which in some cases will be located near residential zoning.”*
- ✓ MX-M (Mixed-Use Medium Scale) under UDC – *“The MX-M zone district accommodates a mix of, for example, commercial, retail, office, multi-family residential, and civic uses.”*

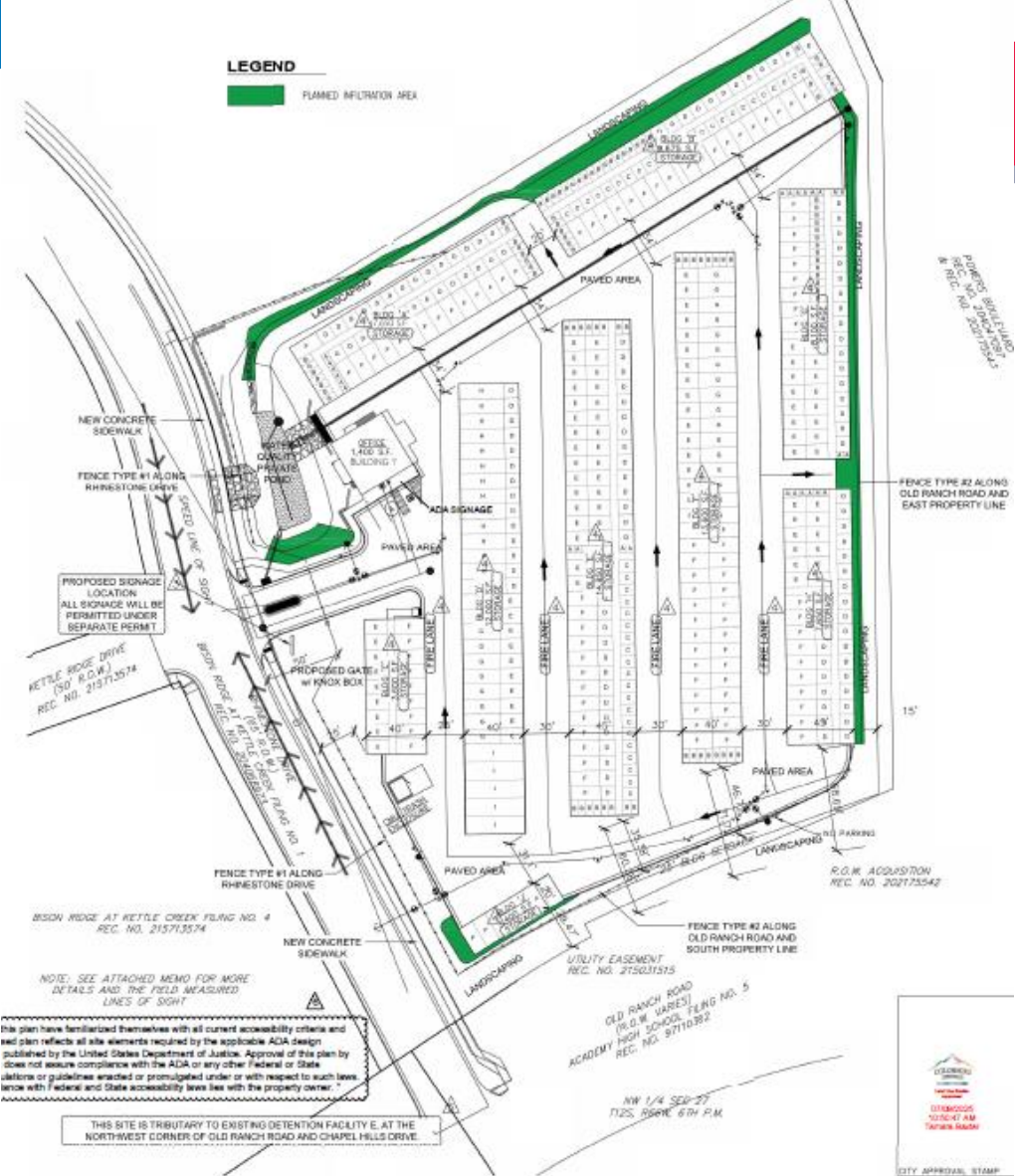




# Chapter 7 and UDC Development Standards

- ✓ Application submitted under Chapter 7, prior to UDC adoption. Applications did not have to pivot to be reviewed under UDC. Optional.

|                         | Chapter 7                                                                   | UDC                                                  |
|-------------------------|-----------------------------------------------------------------------------|------------------------------------------------------|
| Use Type                | Mini warehouse                                                              | Self-Storage                                         |
| Architectural Standards | Definitions – “Building Articulation”                                       | UDC Section 7.4.11: Building Design/Site Features    |
| Parking                 | 1 parking space /400 sq ft                                                  | 1 parking space / 400 sq ft                          |
| Height                  | 45 feet                                                                     | 50 feet                                              |
| Lighting Standards      | Photometric Plan not required (provided)                                    | Photometric Plan required; UDC Section 7.4.12        |
| Landscaping             | Minimum landscape requirements met                                          | Minimum landscape requirements met                   |
| Site Specific Standards | Minimum driveway width; outdoor storage specifically permitted per district | No outside storage except RV; no hazardous materials |





# Timeline of Review

|                                 |                          |
|---------------------------------|--------------------------|
| <b>Initial Submittal</b>        | <b>August 15, 2022</b>   |
| Comments Issued by Staff        | February 28, 2023        |
| <b>Payment of Invoice Fees</b>  | <b>February 28, 2023</b> |
| Resubmittal by Applicant        | October 16, 2023         |
| Comments Issued by Staff        | November 30, 2023        |
| Resubmittal by Applicant        | June 5, 2024             |
| Comments Issued by Staff        | July 10, 2024            |
| Resubmittal by Applicant        | December 19, 2024        |
| Comments Issued by Staff        | January 23, 2025         |
| Resubmittal by Applicant        | February 12, 2025        |
| Comments Issued by Staff        | February 27, 2025        |
| Resubmittal by Applicant        | June 23, 2025            |
| <b>Approval Issued by Staff</b> | <b>July 9, 2025</b>      |

- Per Chapter 7, Section 7.5.202.F.2: Withdrawal of Applications – *“Any development application that meets any of the following criteria shall be deemed to be withdrawn and review formally terminated:...*
  - *“The applicant fails to respond and/or submit revised plans, reports or correspondence to the Community Development Department for more than a one hundred eighty (180) day period following a request from the Community Development Department. The Manager may extend the response period provided that the applicant demonstrates adequate cause for the extension.*
- Communication between the applicant and staff had occurred through out this period from initial review to approval



# TIMELINE OF APPEAL

## Initial Submittal Date

The initial submittal of this project was made on August 12, 2022

## Administrative Decision

The Development Plan was approved on July 9, 2025

## Number of Review Cycles

6

## Item(s) Ready for Agenda

- A complete Appeal application of the administrative decision was received on July 21, 2025, and the Appeal was scheduled for Planning Commission per UDC Section 7.5.415
- A complete Appeal application of the Planning Commission meeting was received on September 22, 2025, and the Appeal was schedule for Council per UDC Section 7.5.415

# STAKEHOLDER INVOLVEMENT

| PUBLIC NOTICE                                             |                                                                                                      |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| Public Notice Occurrences<br><i>(Posters / Postcards)</i> | Prior to Planning Commission Hearing; Prior to Council Hearing                                       |
| Postcard Mailing Radius                                   | 1,000 feet                                                                                           |
| Number of Postcards Mailed                                | 281 Postcards                                                                                        |
| Number of Comments Received                               | 0 Comments (Council Appeal)20 Comments Received (CPC Appeal); 160 Comments Received (Initial Review) |

## PUBLIC ENGAGEMENT

- A neighborhood meeting was held on August 12, 2025. Approximately 61 members of the public were in attendance.
- This meeting was held after the administrative approval of the project and prior to the appeal to Planning Commission.
- A neighborhood meeting did not occur during the initial review of the project and likely should have based upon public interest of the project. Approximately 160 public comment were received during the initial review of the project.
- Comments in opposition are related to traffic, compatibility of use, lighting, access, crime and safety, inadequate infrastructure, and decrease in value of homes.



# PLANNING COMMISSION

- Planning Commission considered the appeal of the administrative decision on September 10, 2025
- Planning Commission voted to deny the Appeal and affirm the administrative approval of the Development Plan application, based on the provisions of the City Code (UDC), and that the appellant had not substantiate that the appeal satisfied the review criteria outline in City Code (UDC) Section 7.5.415.A.2
  - Vote 5-2-2
    - 5 (in favor of denying the appeal); 2 (in favor of the appeal); 2 were absent

# AGENCY REVIEW

## **Traffic Engineering**

Traffic Engineering reviewed this application, and a traffic impact study was not required since the proposed use is a low traffic generator.

## **SWENT**

Stormwater reviewed this application. A final drainage report was submitted and reviewed by SWENT. All comments were addressed during the review of this project.

## **Engineering Development Review**

Engineering reviewed this application. All comments were addressed during the review of this project.

## **Colorado Springs Utilities**

CSU reviewed this application. All comments were addressed during the review of this project.

## **Planning Landscape Reviewer**

The Land Use Review Landscape Reviewer noted that the proposed landscaping per the approved preliminary landscape plan met the minimum landscape requirements under Chapter 7 as well as per the new UDC (Unified Development Code). All comments were addressed during the review of this project.

## **Colorado Springs Fire**

CSFD reviewed this application and requested a fire truck turning exhibit and hose lay exhibit. All comments were addressed during the review of this project.

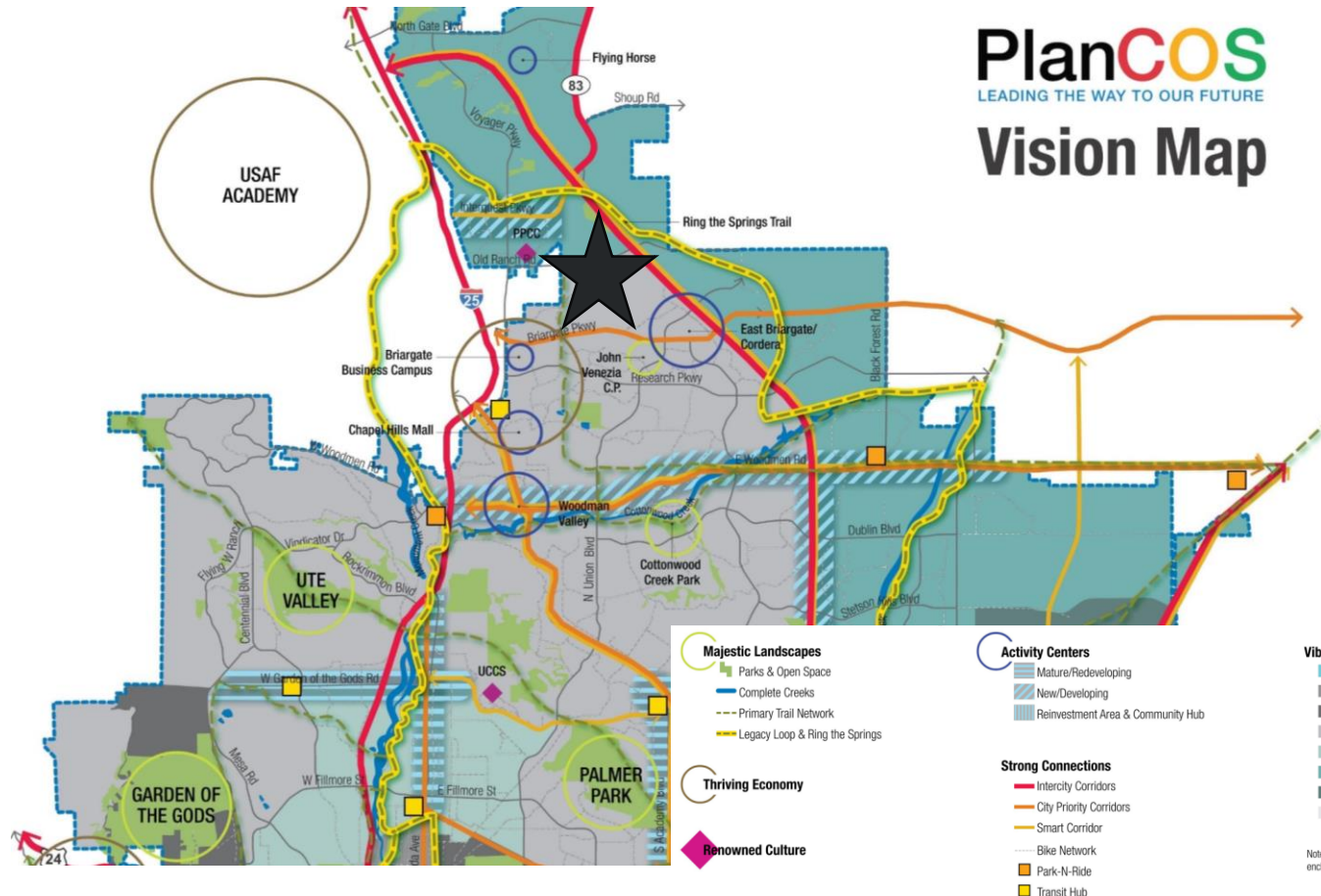
## **Colorado Springs Police Department (CSPD)**

CSPD reviewed this application and provided comments related to security. All comments were addressed during the review of this project.



# PlanCOS COMPLIANCE

## PlanCOS MAP IMAGE

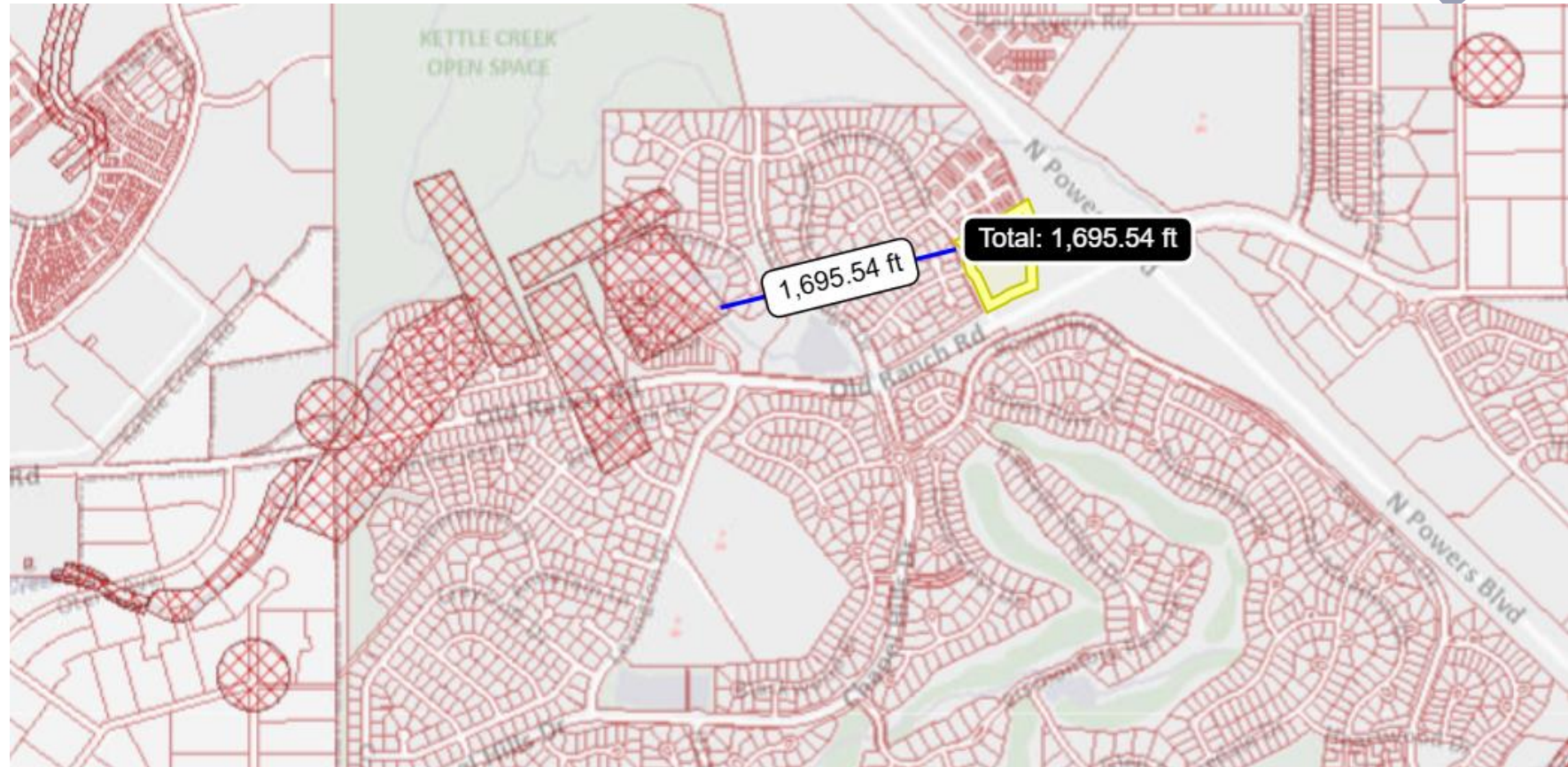


## PlanCOS Compliance

- The proposed development plan was evaluated for conformance with the City's current comprehensive plan (herein referred to as "PlanCOS"), adopted in January 2019.
- According to PlanCOS, the project site lays between "Established Suburban Neighborhood" and "Newer Developing Neighborhood" and is adjacent to "Intercity Corridor" and "City Priority Corridor" (Powers Boulevard).
- Common desired elements "should be widely encouraged, supported, and promoted for most neighborhood." This includes "an integrated mix of land uses to allow siting of residential, retail, office, recreational, and educational facilities within close proximity".

# PREBLES JUMPING MOUSE HABITAT

- Layer in our GIS mapping (CityView) shows surveyed areas of Preble's Jumping Mouse in the area.
- The closed surveyed area is over 1,600 feet from the subject property.





# APPLICATION REVIEW CRITERIA

## 7.5.502.E Development Plan (Chapter 7)

### Criteria for Approval

1. *The details of the use, site design, building location, orientation and exterior building materials are compatible and harmonious with the surrounding neighborhood, buildings and uses, including not-yet-developed uses identified in approved development plans.*
2. *The development plan substantially complies with any City- adopted plans that are applicable to the site, such as master plans, neighborhood plans, corridor plans, facilities plans, urban renewal plans, or design manuals.*
3. *The project meets dimensional standards, such as but not limited to, building setbacks, building height and building area set forth in this chapter, or any applicable FBZ or PUD requirement.*
4. *The project grading, drainage, flood protection, stormwater quality and stormwater mitigation comply with the City's Drainage Criteria Manual and the drainage report prepared for the project on file with the City Engineering Department.*
5. *The project provides off-street parking as required by this chapter, or a combination of off-street or on-street parking as permitted by this chapter.*
6. *All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set forth by this chapter.*
7. *The project provides landscaped areas, landscape buffers, and landscape materials as set forth in this chapter and the Landscape Design Manual.*

### Statement of Compliance

**DEPN-22-0021**

After evaluation of the Old Ranch Storage Filig No I Development Plan, Planning Commission determined that the project met the review criteria.

# APPLICATION REVIEW CRITERIA

## 7.5.502.E Development Plan (Chapter 7)

### Criteria for Approval

8. *The project preserves, protects, integrates or mitigates impacts to any identified sensitive or hazardous natural features associated with the site.*
9. *The building location and site design provide for safe, convenient and ADA-accessible pedestrian, vehicular, bicycle, and applicable transit facilities and circulation.*
10. *The number, location, dimension and design of driveways to the site substantially comply with the City's Traffic Criteria Manual. To the extent practicable, the project shares driveways and connects to drive aisles of adjoining developments.*
11. *The project connects to or extends adequate public utilities to the site. As required by Colorado Springs Utilities, the project will extend the utilities to connect to surrounding properties.*
12. *If necessary to address increased impacts on existing roadways and intersections, the project includes roadway and intersection improvements to provide for safe and efficient movement of multi-modal traffic, pedestrians and emergency vehicles in accordance with the City's Traffic Criteria Manual, public safety needs for ingress and egress and a City accepted traffic impact study, if required, prepared for the project.*
13. *Significant off-site impacts reasonably anticipated as a result of the project are mitigated or offset to the extent proportional and practicable. Impacts may include, but are not limited to light, odor and noise. (Ord. 94-107; Ord. 95-125; Ord. 01-42; Ord. 02-64; Ord. 03-74; Ord. 03-157; Ord. 09-50; Ord. 09-78; Ord. 12-72; Ord. 18-2)*

### Statement of Compliance

#### DEPN-22-0021

After evaluation of the Old Ranch Storage Filig No I Development Plan, Planning Commission determined that the project met the review criteria.



# APPLICATION REVIEW CRITERIA

## 7.5.415.A.4 – Appeal (UDC)

### Criteria for Approval

Per City Code Section (UDC) 7.5.415.A (Appeals), an affected party aggrieved by a decision on an application may appeal this decision. The review criteria for a decision on an appeal is set forth in City Code Section (UDC) 7.5.415.A.2, as follows (following directly pulled from UDC):

#### 2. Notice of Appeal

##### a. The notice of appeal shall state:

- (1) The specific provision(s) of this UDC that is the basis of the appeal; and
- (2) Which of the following criteria for reversal or modification of the decision is applicable to the appeal:
  - (a) The decision is contrary to the express language of this UDC; or
  - (b) The decision is erroneous; or
  - (c) The decision is clearly contrary to law; and
- (3) Describe how the criteria for the relevant application have or have not been met.

##### b. A recommendation to City Council to approve an application shall not be the basis for an appeal.

##### c. As a preliminary matter, the body hearing the appeal may choose to vote on the sufficiency of the appeal to determine if the appeal has met the requirements of this Subsection. Upon a finding of insufficiency by a majority of the body hearing the appeal, the appeal shall be rejected, and no hearing held.

# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions

### APPL-25-0007 – Old Ranch Storage Filing No. 1 Development Plan Appeal

1. Affirm the decision of the Planning Commission and deny the appeal; or
2. Reverse the decision of the Planning Commission and approve the appeal; or
3. Modify the decision of the Planning Commission and approved the appeal; or
4. Remand the matter back to the Planning Commission for further consideration



# CITY COUNCIL OPTIONAL MOTIONS

## Optional Motions - APPL-25-0007 – Old Ranch Storage Filing No. 1 Development Plan Appeal

**Should the City Council wish to affirm the City Planning Commission decision on the development plan application, the following motion is suggested:**

Deny the Appeal and uphold the City Planning Commission decision on the Old Ranch Storage Filing No. 1 Development Plan, based upon the findings that the review criteria for deciding on the development plan as set forth in City Code (Chapter 7) Section 7.5.502.E are met as decided by Planning Commission, and that the appellant did not substantiate that the appeal satisfies the review criteria outlined in City Code (UDC) Section 7.5.415.A.2.

**Should the City Council wish to reverse the Planning Commission decision for the development plan application, the following motion is suggested.**

Approve the Appeal and reverse the City Planning Commission decision on the Old Ranch Storage Filing No. 1 Development Plan, based upon the finding that the appeal criteria found in City Code (UDC) Section 7.5.415.A.2 have been met, and that application does not comply with the review criteria for granting a development plan set forth in City Code (Chapter 7) Section 7.5.502.E.

**Should the City Council wish to modify the appeal application, the following motion is suggested.**

Approve the Appeal and modify the Planning Commission decision on the Old Ranch Storage Filing No. 1 Development Plan, based upon the finding that the review criteria for deciding on a development plan set forth in City Code (Chapter 7) Section 7.5.502.E, with revisions to the development plan *[as determined by City Council]*.

**Should the City Council wish to remand the matter back to the City Planning Commission for further consideration, the following motion is suggested.**

Remand the matter back to the City Planning Commission for further consideration of the development plan to the applicable review criteria for deciding on a major modification as set forth in City Code (Chapter 7) Section 7.5.502.E.











# Subject Site





# Master Plan & Concept Plan – Chapter 7

- ✓ In accordance with Chapter 7, Section 7.5.402, the Briargate Master Plan was considered an “implemented master plan” and a master plan amendment to change the use from commercial to residential was not required.
- ✓ An implemented master plan is *“a master plan that is **eighty five percent (85%) or more built out and the remaining vacant land is zoned in conformance with the master plan.** The redevelopment and neighborhood plans that are more than eighty five percent (85%) built out and are being used as an ongoing guide will not be classified as implemented.”*
- ✓ The master plan was not required to be updated for the change of the commercial to residential west of the site since development of the master plan area exceeded 85% built out and considered implemented.
- ✓ The Bison Ridge at Kettle Creek Concept Plan was also not required to be amended to reflect a commercial use to commercial use. The subject property is the only undeveloped parcel and the use type for the site was identified as commercial.
- ✓ The development plan is the next tier if the entitlement process which provided more details than the master plan and concept plat.

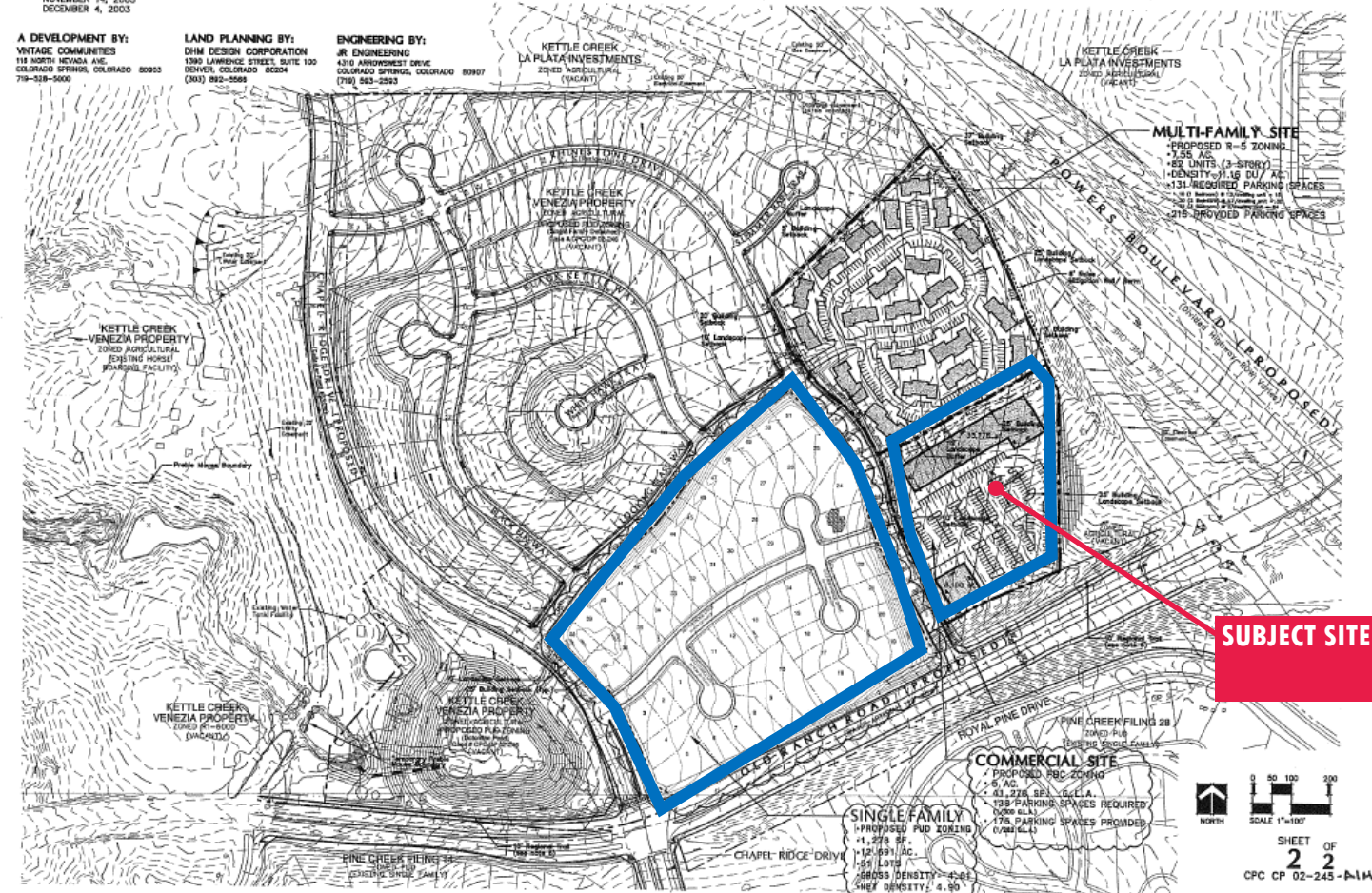
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SUBJECT SITE

# Chapter 7 – Withdrawn

## Chapter 7

Per Chapter 7, Section 7.5.202.F.2: Withdrawal of Applications

*Any development application that meets any of the following criteria shall be deemed to be withdrawn and review formally terminated:...*

- *“The applicant fails to respond and/or submit revised plans, reports or correspondence to the Community Development Department for more than a one hundred eighty (180) day period following a request from the Community Development Department. The Manager may extend the response period provided that the applicant demonstrates adequate cause for the extension.*

## UDC

Per UDC, Section 7.5.403.E: Withdrawal of Application

### *Withdrawal of Application*

*An application shall be deemed withdrawn and the review terminated if:*

1. *The applicant requests that the application be withdrawn; or*
2. *The applicant fails to respond or submit revised plans, reports, or correspondence to the*

*Manager for more than one hundred and eighty (180) days following a request from the Manager. The Manager may extend the response period for good cause shown by the applicant*



# Chapter 7 - Appeals

## Chapter 7 Appeal Criteria

4. Criteria For Review Of An Appeal Of An Administrative Decision: In the written notice, the appellant must substantiate the following:
  - a. Identify the explicit ordinance provisions which are in dispute.
  - b. Show that the administrative decision is incorrect because of one or more of the following:
    - (1) It was against the express language of this zoning ordinance, or
    - (2) It was against the express intent of this zoning ordinance, or
    - (3) It is unreasonable, or
    - (4) It is erroneous, or
    - (5) It is clearly contrary to law.
  - c. Identify the benefits and adverse impacts created by the decision, describe the distribution of the benefits and impacts between the community and the appellant, and show that the burdens placed on the appellant outweigh the benefits accrued by the community.

## UDC Appeal Criteria

### 2. Notice of Appeal

#### *a. The notice of appeal shall state:*

- (1) The specific provision(s) of this UDC that is the basis of the appeal; and*
- (2) Which of the following criteria for reversal or modification of the decision is applicable to the appeal:*
  - (a) The decision is contrary to the express language of this UDC; or*
  - (b) The decision is erroneous; or*
  - (c) The decision is clearly contrary to law; and*
- (3) Describe how the criteria for the relevant application have or have not been met.*